

Submitted June 12, 2013  
Approved as of  
Date June 12, 2013

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION  
MEETING NO. 09-2013  
Wednesday, May 8, 2013**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, May 8, 2013.

**PRESENT**

Jerry Callistein, Chair

Don Hadley	Jack Leiderman
Kate Ostell	Dion Trahan
John Tyner	

**Absent:** David Hill

**Present:** Andrew Gunning, Assistant Director, CPDS  
Marcy Waxman, Assistant City Attorney  
Jim Wasilak, Chief of Planning  
Bobby Ray, Principal Planner  
David Levy, Chief of Long Range Planning  
Manisha Tewari, Planner II  
Craig Simoneau, Director, Public Works

**I. REVIEW AND ACTION**

**Mandatory Referral Review, STP2013-00154** for a 112' tall elevated water tank (WSSC) to be located on the east side of Shady Grove Road south of Pleasant Road. Pursuant to Section 3-205 of the State Land Use Article, the Commission's review is a determination of consistency with the Comprehensive Plan relative to the location, character and extent of the proposed tank.

Bobby Ray presented the staff report and answered questions from the Commission.

Andy Cooper of Whitman, Requardt and Associates, the Engineering Consultant along with Kathy Cannon of WSSC, were present to provide an overview of the project and answer questions from the Commission.

Mr. Cooper's review covered: the project location, why the standpipe is being replaced, benefits of having an improved water tank and other project details, which included the construction schedule, construction access and the communications tower.

Commissioner Hadley moved, seconded by Commissioner Ostell, to approve the Mandatory Referral Review, STP2013-00154 for a 112' tall elevated water tank (WSSC) to be located on the east side of Shady Grove Road south of Pleasant Road, on the basis of the findings indicated in the staff report. The motion passed 6-0 (Commissioner Hill was absent).

## **II. DISCUSSION/DIRECTION**

**Municipal Growth Element (Master Plan Element)** – Discussion Regarding Amending the Municipal Growth Element of Rockville's Comprehensive Master Plan, Including the Maximum Expansion Limits.

This is a continuation of the discussion from February regarding Maximum Expansion Limits.

Manisha Tewari's discussion covered the Analysis of proposed MEL'S.

During the discussion the following straw votes were taken to leave out or keep the following areas of interest:

Area 1 – Washington Light Industrial Area – Leave out the R-20 area, but keep the rest in.

Area 2 – Life Sciences Center – Leave area 2 as is and do not separate

Area 3 – Oakmont Industrial Area – Stop at I-370 as a boundary

Area 4 – along Glen Mill Road - Keep

Area 5 – south of Veirs Rd – (the Commission voted 5-1 to take this out, with Commissioner Trahan voting no)

Area 6 – Executive Boulevard area – Leave out

Area 7 – small additions along Rockville's eastern boundaries - Keep

It was decided that staff will provide an update of this discussion to the Commission for their review, including bullet points and area descriptions for the next meeting. The annexation strategy and areas of interest will also be discussed at that time.

## **III. COMMISSION ITEMS**

- A. Staff Liaison Report
- B. Old Business - None
- C. New Business - None
- D. Minutes

Commissioner Tyner moved, seconded by Commissioner Leiderman to approve the April 10, 2013 minutes from Meeting 07-2013. The motion passed 6-0 (Commissioner Hill was absent).

Commissioner Hadley moved, seconded by Commissioner Leiderman, to approve the April 24, 2013 minutes for meeting 08-2013, with noted corrections. The motion passed 6-0 (Commissioner Hill was absent).

- E. FYI Correspondence - None

## **II. ADJOURN**

There being no further business to come before the Planning Commission, the meeting was adjourned at 9:49 p.m.

Respectfully Submitted,

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Sandra Y. Driver, Commission Secretary